125.0	0001	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,356,100 / 1,356,100
					USE VALUE:	1,356,100 / 1,356,100
					ASSESSED:	1,356,100 / 1,356,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		BARTLETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RUDNICK BENJAMIN D
Owner 2:	GORDON DIANE
Owner 3:	
Street 1:	39 BARTLETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,775 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Wood Shingle Exterior and 3328 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 2 HalfBaths, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8775.000	738,400	2,800	614,900	1,356,100
Total Card	0.201	738,400	2,800	614,900	1,356,100
Total Parcel	0.201	738,400	2,800	614,900	1,356,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 407.48 | /Parcel: 407.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	80192
GIS Ref	
GIS Ref	
Insp Date	05/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 125.0-0001-0009.0

!9664!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	748,400	2800	8,775.	614,900	1,366,100	1,366,100	Year End Roll	12/18/2019
2019	101	FV	555,700	2800	8,775.	649,100	1,207,600	1,207,600	Year End Roll	1/3/2019
2018	101	FV	572,200	2800	8,775.	478,300	1,053,300	1,053,300	Year End Roll	12/20/2017
2017	101	FV	572,200	2800	8,775.	457,800	1,032,800	1,032,800	Year End Roll	1/3/2017
2016	101	FV	572,200	2800	8,775.	423,600	998,600	998,600	Year End	1/4/2016
2015	101	FV	534,500	2900	8,775.	355,300	892,700	892,700	Year End Roll	12/11/2014
2014	101	FV	534,500	2900	8,775.	347,100	884,500	884,500	Year End Roll	12/16/2013
2013	101	FV	534,500	2900	8,775.	330,700	868,100	868,100		12/13/2012

PRINT

Date	Time
12/11/20	00:06:30

LAST REV

Date	Time
06/12/18	13:54:32
apro	
9664	

USER DEFINED

Prior Id # 1:	80192
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FANNING PAUL L	28240-564		2/27/1998		420,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/25/2000	343	Alterati	180,000					REBUILD HOUSE AFTE
11/9/1998	789	Redo Kit	160,000					KIT/2 BATHS/WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2018	MEAS&NOTICE	CC	Chris C
11/24/2008	Meas/Inspect	189	PATRIOT
8/28/2001	Permit Visit	PM	Peter M
11/2/1999	Meas/Inspect	266	PATRIOT
5/25/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8775		Sq. Ft.	Site		0	90.	0.78	10									614,923						614,900	

Total AC/HA: 0.20145 | Total SF/SM: 8775 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 614,923 | Spl Credit | Total: 614,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:	1	Rating:	Good
OthrFix:	3	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.96550477
Const Adj.:	1.01989794
Adj $ / SQ:	123.090
Other Features:	157367
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	774047
Depreciation:	35606
Depreciated Total:	738441

COMMENTS

HOUSE GUTTED 7/00 RECHECK 7/01. OF=SINK IN BMT OF=XTRA SINK & SHOWER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

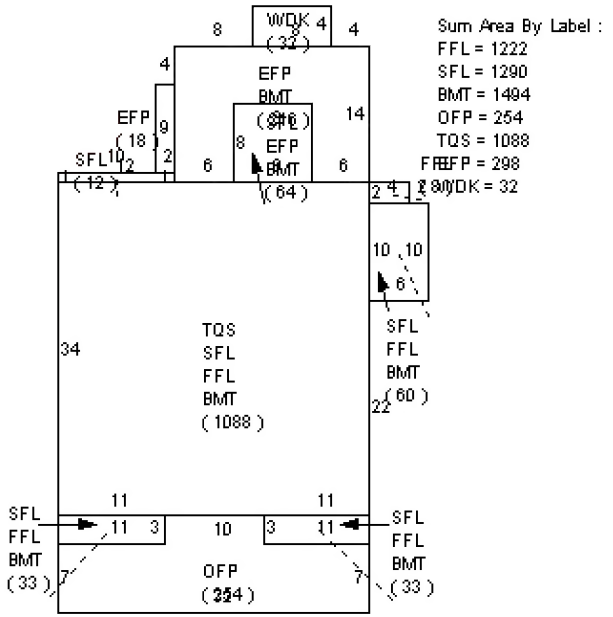
No Unit	RMS	BRS	FL
1	11	4	M
Totals			
1	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	148.94
Special Features:	0	Val/Su Net:	136.59
Final Total:	738400	Val/Su SzAd	221.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,494	36.930	55,169
SFL	Second Floor	1,290	123.090	158,785
FFL	First Floor	1,222	123.090	150,415
TQS	3/4 Story	816	123.090	100,441
EFP	Enclos Porch	298	37.080	11,051
OFP	Open Porch	254	23.450	5,957
WDK	Deck	32	16.320	522
	Net Sketched Area:	5,406	Total:	482,340
Size Ad	3328	Gross Are	5678	FinArea 3328

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

125.0-0001-0009.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	21X8	V	VG	2000	17.93	T	7.6	101			2,800			2,800

More:	N	Total Yard Items:	2,800	Total Special Featues:		Total:	2,800